

BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION
MONTHLY MEETING
July 23, 2019

Officers

Toni Buhrke-President
Dan Dicken – Vice President
Donna Gibbons – Treasurer
Jan Bedard – Secretary
Terri Garner - Director

Call to Order (7:00 pm)

Toni Buhrke called the BCIII Homeowners Association Board Meeting to order at 7:01 pm on Tuesday, July 23, 2019

In Attendance

Dan Dicken, Toni Buhrke, and Donna Gibbons, and Terri Garner of the BCIII Homeowners Association Board and Scott Adler representing EPI Management Company. Jan Bedard was unable to attend.

Homeowners Open Forum (open 7:01 pm)

323 Wentworth –Tom Lawler, stated that he noticed that rotted boards on his unit have been replaced. Scott stated that any replacement boards will be painted. Tom also inquired if his building is scheduled to be painted this year and Scott further noted that it is also scheduled to be painted. Tom also asked that New Dimension return to complete trimming the 3 pine trees on his property. Dan explained that they will return as they are not finished with all the scheduled trimming. Tom who is in the process of selling his unit, asked if EPI would provide the necessary sales packet to his attorney. Scott offered two options: 1) contact Monica @ EPI Management or 2) Documents can be obtained from the website: BloomfieldClub3.com.

No other Homeowners were present.

Toni motioned that the open forum be closed and Terri seconded.

Open Forum closed at 7:08 pm.

Approval of Minutes

Donna made a motion to approve the June 25, 2019 minutes, Toni seconded.
Minutes were approved.

Treasurers Report

Donna presented Financial Report. Terri made a motion to approve, Dan seconded. Treasurers report was approved.

Recreation Board Liaison Report

No updates available at this time as Jan was not in attendance.

Management Report

I. Financial

Delinquency Reports were attached for the Board's review.

II. Operating

A. Tabled for discussion in the executive session.

B. Landscaping – New Dimensions signed proposals for tree removals and trimmings, raising & regrading of the swale behind 234-238 Bloomfield Parkway, drainage correction at the rear of 303-307 Lynwood were included in this report. A request will be made of New Dimensions to trim tree branches over deck.

C. Tuckpointing – Construction Concepts signed proposal was included in this report. Work is on hold until mid August.

D. Declaration and By Laws – Debra Kennedy-De Schaaf and Laurie Dring, Homeowners, volunteered via emails, to be part of the review committee to work with the BCIII chairperson for restatement of the Declaration and By Laws. Dan volunteered to chair this effort. The committee will bring forward to the Board suggested areas for clarification for review. Attorneys will not be engaged prior to this effort and legal funding will be addressed in 2020's budget to cover costs. Toni asked how long the submitted attorney proposals will be valid and Scott stated that he would inquire with the three proposed firms.

E. Exterior Modification Request – Architectural Modification Request for Slade (262 Benton) for deck installation was conditionally approved. Architectural Modification Request for LaManna (252 Lynwood) for window replacements was approved. Documentation was provided as part of this report.

New Business

None

Old Business

Donna asked about the status of the burying of the Comcast cable behind Unit Owner's house that the Owner is responsible to correct. Scott will investigate and EPI will issue a second violation letter with fine.

Toni motioned that the meeting be adjourned and Terri seconded.

The July 2019 Bloomfield Club III Homeowners Association adjourned at 7:29 p.m.